

LOT 138
IN OR 1530/1839
MEADOWFIELD #3 PB 6/321-323

JOHNSON BURNELL
86388 MEADOWWOOD DRIVE
YULEE, FL 32097-6425

2023

38-2N-27-1332-0138-0000



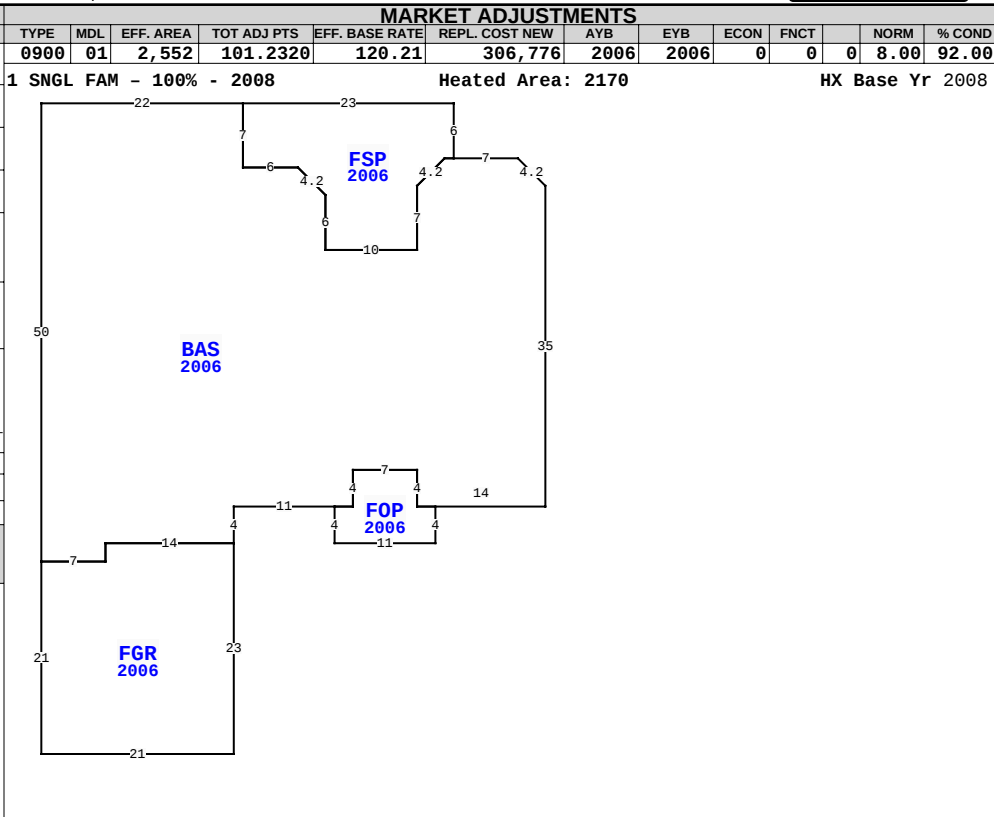
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	02	Quality Level 02	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,170	100	2,170	239,988
FGR	469	55	258	28,533
FOP	72	30	22	2,433
FSP	256	40	102	11,280

TOTALS	2,967	2,552	282,234
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,301.00	SF	4.00



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
2	0812	CONCRETE C	0	100	0	0	1,301.00	SF	4.00	4.00	100	2006	2006	3	88	4,580	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000134	C	SFR POND	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE										282,234									
TOTAL MARKET OB/XF VALUE										7,765									
TOTAL LAND VALUE - MARKET										65,000									
TOTAL MARKET VALUE										354,999									
SOH/AGL Deduction										177,014									
ASSESSED VALUE										177,985									
TOTAL EXEMPTION VALUE										50,000									
BASE TAXABLE VALUE										127,985									
TOTAL JUST VALUE										354,999									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										281,333									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16311	NEW CONSTR	203,940	02/27/2006
M10728	TANKS/BLRS	0	12/01/2005
E16052	ELEC OTHER	2,000	10/01/2005
P10234	OTHER	0	10/01/2005
R08399	REPAIR/RRF	4,550	10/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1530/1839	10/17/2007	WD	Q	I		240,000			
GRANTOR: TALBOT WILLIAM H & SH									
GRANTEE: JOHNSON BURNELL									
1418/1980	6/09/2006	WD	Q	I		268,000			
GRANTOR: PHAN DAVID									
GRANTEE: TALBOT WILLIAM H &									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] L3 U3 W7 FSP=[YR=2006] N6 W23 S7 E6 D3 R3 S6 E10 N7 R3 U3 E1\$ W1 D3 L3 S7 W10 N6 L3 U3 W6 N7 W22 S50 FGR=[YR=2006] S21 E21 N23 W14 S2 W7\$ E7 N2 E14 N4 E11 FOP=[YR=2006] S4 E11 N4 W2 N4 W7 S4 W2\$ E2 N4 E7 S4 E14 N35\$.									